

# **Eucalyptus Grove Homeowners Association**

## **Board of Directors Meeting**

### **March 13, 2014**

#### **Minutes**

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Craig Nicholson, Board President**, called the meeting to order at 6:01 pm.

#### **Board Members present:**

Jaime Escobedo

Howard Lange

Joe Mora

(Board Member Mary Scott absent)

Also in attendance:

Ms. Skarupa (unit 302)

Mr. Matt Mora (unit 334)

James Nguyen from Bartlein & Company, Inc.

Bill Bold (Scribe)

Ms. Skarupa (302) requested approval for **door and window replacement**, replacements style in accordance with existing Grove doors and window standards – Board **approved** replacements; Ms. Skarupa requested the name of the current “white” exterior paint, currently used at the Grove.

Mr. Mora (334) discussed a neighbor's (unit 335) plants blocking the entryway to unit (334). A warning letter will be sent to the owner of unit 334; if the plants are not removed within a week, they will be removed by the Association, for safety / access violations.

**Meeting Minutes:** The **February Board Meeting minutes** (2/6/14), the Adjourned Annual Meeting (2/6/14) and Executive Session minutes (2/6/14) were **approved** as presented.

#### **Treasurer's Report:**

	<b>February 2014</b>	<b>YTD</b>
Total Income	66,392.27	136,026.15
Operating Expenditures	20,493.37	79,088.61
Reserve Expenditures	6,500.00	6,500.00
Total Expenditures	26,993.37	85,588.61
Transfer to Reserve	(39,345.90)	(50,384.54)
Transfer from Reserve	64.00	64.00
Total in Savings	1,289,736.33	
Total Assets	1,319,478.32	

James N. reported Operating Expenses are approximately 2% above budget schedule. Reserve expenditures were for exterior painting and curb painting / stenciling. The February Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, plus conversion to drip irrigation at building 7630, with valve replacement; French drain and sump pump repairs. James N. delivered the 2013 Annual Review, 2013 Tax Return and Earthquake Insurance Policy to the Board.

## Old Business

Items addressed:

- **Unit exterior address numbers:** black metal numbers are available at Capital Hardware (\$2.25 per); James N. will seek bids for replacing all unit numbers.
- **Pool Fence:** the Fence Factory repaired gate hinges and modified card reader covers, as well as suggested additional modifications to the fence. Board discussed the possibility of contracting a patrol company for after-hours pool monitoring.
- **Resident Guidelines:** Board will review a draft of the revised guidelines, including sections on pet policy and fine policy.
- **Sea View Construction:** James N. will post a note in the newsletter re Sea View Construction no longer working at the Grove. It was suggested that Craig to write the article and have an atty review.

No other Old Business

## New Business

Items addressed:

- **Board Election Procedures:** Board **approved** an update to the election procedures which may include the prop mgr as a possible person to count the secret ballots. A note will be put in the newsletter.
- **Authorization to Release Information** (roster): Board authorized James N. to send out the Authorization Form.
- **Recording Liens:** Board **approved** placing a lien on unit 265 for un-paid Association due.

No other New Business

At this time, the Board convened in Executive Session to discuss Small Claims & Seaview situation.

The meeting was **adjourned** at 7:22 pm.

The next Board meeting is scheduled for Thursday, April 10, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe